

## A guide to Subdividing

**Subdivision is the division of a block of land into smaller blocks, which can then be owned separately. The Resource Management Act 1991 (RMA) gives Council the right to control the environmental effects of subdivision, while the Waipa District Plan details the policies, rules and zoning for subdivision in our District.**

### Can I subdivide?

Subdivision rules are different for different zones. You will need to know the zoning of your property to know whether you can subdivide. District Planning Maps to help you determine the zoning of your property are available for viewing on Council's website [www.waipadc.govt.nz](http://www.waipadc.govt.nz) or at either Council office or library.

### What are the Minimum Lot Areas for Subdivision?

The table below details the minimum and average lot areas required for each new lot.

There are other cases where subdivision can occur. Please refer to the Waipa District Plan for the full set of subdivision rules for each zone.

Zone	Policy Area / Zone	Minimum Net Lot Area		Minimum Average Net Lot Area
Rural		25 hectare		-
Rural	Rural Residential Policy Area	2,500m <sup>2</sup>		5,000m <sup>2</sup>
Rural	Pirongia Rural Residential Policy Area	2,500m <sup>2</sup>		4,000m <sup>2</sup>
Industrial		500m <sup>2</sup>		-
Residential		Unsewered	Sewered	-
		2,500m <sup>2</sup>	400m <sup>2</sup>	
Residential	CB Residential Character Area	-	450m <sup>2</sup>	-
Residential	CB North Residential Zone	2,500m <sup>2</sup>	600m <sup>2</sup>	700m <sup>2</sup>
Residential	CB Park Residential Zone	2,500m <sup>2</sup>	Area 1, 2 & 4 Single Dwellinghouse	Area 3 (mixed use)
			550m <sup>2</sup>	550m <sup>2</sup>

### What does a subdivision cost?

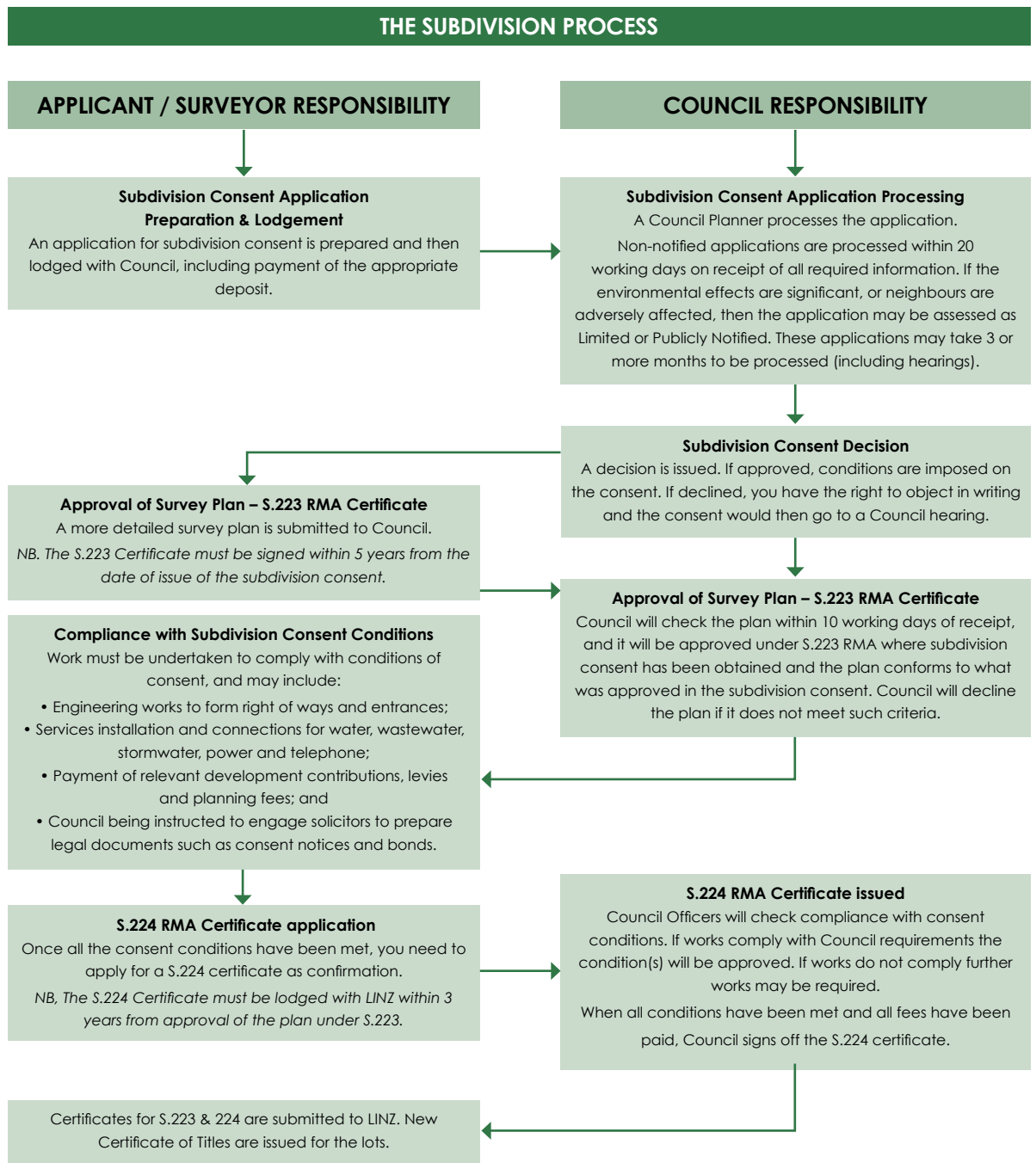
Subdivision costs change over time and depend on the complexity and layout of your subdivision. You will need to factor in Council's processing and certification fees, Land Information (LINZ) and District Land Registrar (DLR) fees, and surveyors fees.

#### Other costs may include:

- Roading costs to form vehicle access points and accessways
- Development contributions for parks and reserves, community infrastructure, roading, water, wastewater and stormwater
- Service costs to provide connections for water, sewer, stormwater, phones, street lighting and gas
- Legal fees

## How do I subdivide?

Below is a flow chart that outlines the subdivision process. Please note that it involves both you as the applicant (or surveyor engaged on your behalf) and Council.



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### Who should I contact for further information?

For more detailed information about subdividing, please contact a Council planner. Alternatively, speak directly to a surveyor about your proposal.

#### Disclaimer

While Waipa District Council strives to provide accurate, up-to-date data, the information contained in this brochure is intended as a guide only. It has no legal status, and does not purport to be in any way a replacement of any of Council's statutory documentation.

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